



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2205916

Applicant Name: Garrett Birkeland

Address of Proposal: 6540 18th Avenue Southwest

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into four parcels of land. Lot sizes are as follows: Parcel A) 5,008 square feet; Parcel B) 5,950 square feet; Parcel C) 5,005 square feet; and Parcel D) 5,005 square feet. An existing single-family residence would remain on Parcel B. An existing detached garage is to be removed.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into four lots.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 20,968-square foot site is located on the east side of 18th Avenue Southwest, between Southwest Graham Street and Southwest Holly Street in West Seattle. The site is zoned Residential, Single Family 5,000 (SF 5000) and is currently developed with a single-family

residence and a detached single car garage. The site has approximately 92 feet of street frontage along 18th Avenue Southwest which has a 50-foot right-of-way, a 20-foot paved roadway, but no curb, gutter, or sidewalk.

The subject parcel is relatively flat and not located within any identified designated Environmentally Critical Area (ECA). A report prepared by the applicant confirmed that no wetlands or wetland buffers extend on to the site.

Properties in the immediate vicinity are zoned SF5000. Development in the area consists primarily of single-family houses of varying age and architectural style, consistent with the single-family zoning designation.

Proposal

The applicant proposes to subdivide one parcel of land into four (4) lots. Proposed lot sizes would be as follows: Parcel A) 5,008 square feet; Parcel B) 5,950 square feet; Parcel C) 5,005 square feet; and Parcel D) 5,005 square feet. The existing single-family residence on proposed Parcel B would remain, but the existing detached garage on proposed Parcel A would be removed prior to sale or transfer of any lots. The applicant would replace parking on Parcel B.

Proposed Parcels A and B would have street frontage on 18th Avenue Southwest. Proposed Parcels C and D would have access to 18th Avenue Southwest via a 16-foot wide ingress, egress and utility easement across proposed Parcel B.

Eighteenth Avenue Southwest does not meet current street improvement standards. Although its right-of-way and roadway widths are adequate per SMC Chapter 23.53, the street lacks curb, gutter, and sidewalk. However, per 23.53.015(D)(2)(b)(1)(i), the proposed short plat meets an exception to street improvement requirements. No frontage improvements are proposed or required under this application.

The site also backs on the unimproved 17th Avenue Southwest right-of-way. The right-of-way has been mapped as a wetland Environmentally Critical Area (ECA); therefore, no street improvements have been proposed nor required under SMC 23.53.015(D)(3)(a).

No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The 14-day public comment period ended on December 18, 2002. During that period, the City received one written comment from a neighbor two lots south of the subject site. The neighbor raised concerns about potential hazards posed by an unspecified tree located on the subject property.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless seven criteria have been satisfied. Based on information provided by the applicant; referral comments from drainage review, the Fire Department, Seattle Public Utilities, and Seattle City Light; and review by the Land Use Planner, the following findings are made with respect to each of the seven criteria listed below:

1. Conformance to the applicable Land Use Code provisions;

The subject property's zone (SF 5000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other applicable Land Use Code development standards.

2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;

Proposed Parcel B would have direct vehicular access to 18th Avenue Southwest. Proposed Parcel A would have access to 18th Avenue Southwest either from its street frontage or via the proposed 16-foot wide ingress, egress and utility easement. Proposed Parcels C and D would both have access to 18th Avenue Southwest via the proposed 16-foot wide ingress, egress and utility easement.

All private utilities are available in this area. Seattle City Light reviewed the proposed short plat and determined that an easement would be required to provide electrical service to the proposed lots. The required easement language (Exhibit "A," P.M. #240325-1-019) should be included in the final recording documents.

The Seattle Fire Department reviewed the proposed short plat and approved it on November 27, 2002.

Therefore, this short plat provides for adequate access for vehicles, utilities, and fire protection.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2002-1239 was issued on November 27, 2002.

The existing structure is connected by means of a single sidesewer service to an 8-inch public sanitary sewer (PSS) located in 18th Avenue Southwest. There is also an 8-inch PSS located in the unimproved 17th Avenue Southwest right-of-way. Sidesewer permits would be required prior to issuance of any future building permits.

There is no public infrastructure in this area to convey stormwater runoff. The adjacent unimproved 17th Avenue Southwest right-of-way has been mapped as a wetland Environmentally Critical Area (ECA). To preserve the hydrology of this wetland, stormwater management should occur on-site. The mapped soil type is Vashon Till; therefore, the most readily apparent means of discharge would be through a “level spreader” with sheet flow easterly toward the unimproved 17th Avenue Southwest right-of-way. Stormwater detention would most likely be required to avoid high peak runoff volumes.

Stormwater plan review requirements would be made at the time of building permit application(s) in accordance with any applicable stormwater ordinances in effect at that time. If the project results in more than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015(D) and 22.802.020, may be required.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Upon completion of the conditions in this analysis and decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

The site is not located in any environmentally critical area as defined in SMC 25.09.240: no environmentally critical areas have been mapped or otherwise observed on the site. The applicant submitted a report from a qualified wetland reviewer to confirm that no wetlands or wetland buffers extend on to the site.

6. *Is designed to maximize the retention of existing trees;*

There are approximately twelve substantially-sized¹ trees on the property. Most of the trees are located along the north and east property lines. The applicant identified each of these trees by species; none of them qualifies as an “exceptional tree” per SMC Chapter 25.11. Development of the proposed lots would allow most of the trees to be preserved, depending upon the location of the root systems and the overall health of the trees. Two of the trees (a 12-inch and a 16-inch Engelmann spruce) would be removed for the proposed 16-foot ingress, egress and utility easement. However, proposed Parcels A, B, C, and D are laid out such that most of the other trees could be retained. Thus, the subdivision has been designed to maximize the retention of existing trees.

Future construction is subject to the provisions of SMC 23.44.008, (tree replacement/preservation requirements on single family lots) and SMC 25.11.060 (tree protection requirements for single family lots).

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

The owner(s) and/or responsible party(s) shall:

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and remit any applicable fees.
3. Add the conditions of approval to the face of the plat.

¹ Trees measuring six inches or more in diameter four and one-half feet above grade.

4. Show a dimensioned, conforming parking space on Parcel B on the final recording documents.
5. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (as described in Exhibit "A," P.M. #240325-1-019) on the final short subdivision.
6. Retain all trees on Parcels A, C, and D until such time as future construction is approved subject to the provisions of SMC 23.44.008 and SMC Chapter 25.11.

Prior to the Individual Transfer or Sale of Lots

7. Legally demolish or remove the existing garage on Parcel A prior to sale, purchase, or other ownership transfer of any of the parcels.

After Recording and Prior to Issuance of Any Building Permits

8. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: (signature on file) Date: April 3, 2003
Leslie C. Clark, AICP
Land Use Planner
Land Use Services

LCC:bg

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